



## COMMERCIAL BOARD OF ADJUSTMENT

### DECISIONS

*Handwritten signature*  
01/05/12

**Wednesday, January 4<sup>th</sup>, 2012**

**10:00 AM**

**1000 Throckmorton**

**City Council Chamber**

**2<sup>nd</sup> Floor – City Hall**

**Fort Worth, Texas 76102**

#### BOARD MEMBERS:

Vacant  
Wendy Vann Roach  
Gene Miers  
Norris Fletcher  
Jake Petras  
Michael Wellbaum, Chair  
James Hill  
Johanna McCully-Bonner, Vice Chair  
Marlene Beckman

\_\_\_\_\_  
P  
\_\_\_\_\_  
P  
\_\_\_\_\_  
P  
\_\_\_\_\_  
P  
\_\_\_\_\_  
P  
\_\_\_\_\_  
P  
\_\_\_\_\_  
P

#### **I. 9:00 A.M. WORK SESSION**

**Pre-Council Chamber**

##### **A. Review of Cases on Today's Agenda**

#### **II. 10:00 A.M. PUBLIC HEARING**

**Council Chamber**

##### **A. Approval of Minutes of December 7<sup>th</sup> 2011 Hearing**

**APPROVED**  
**6-0-2**

##### **B. Cases on Today's Agenda**

#### **III. 12:00 P.M. LUNCH AND STAFF BRIEFING**

**Pre-Council Chamber**

##### **1:00 P.M. CONTINUATION OF PUBLIC HEARING**

**Council Chamber**



**A. Continued Cases:**

1. BAC-11-132                      Quiktrip Corporation by Melanie Hancock                      CD8  
12391 South Freeway
- a. Request a **VARIANCE** in a "E" Neighborhood Commercial District to permit an illuminated monument sign encroaching approximately twenty (20) feet into the required twenty (20) foot front yard setback creating an approximate zero (0) foot front yard setback.

**CONTINUED TO FEBRUARY 1, 2012 7/0/1**

2. BAC-11-137                      Cowtown 5<sup>th</sup> St. Partners by Hybrid Entertainment                      CD9  
2817 W. 5<sup>th</sup> St.
- a. Request a **VARIANCE** in a "I" Light Industrial District to permit the construction of a new building providing approximately twenty four (24) parking spaces where a minimum of fifty seven (57) parking spaces are required, deficient by approximately thirty three (33) parking spaces.

**APPROVED 8/0**

**B. New Cases:**

1. BAC-11-131                      Idris Adeniseun                      CD5  
5223 Mansfield Hwy.
- a. Request for a **SPECIAL EXCEPTION** in a "K" Heavy Industrial District to permit the continued use of a vehicle junkyard for an additional ten (10) years.\
- APPROVED 7/1**
- b. Request for a **VARIANCE** in a "K" Heavy Industrial District to permit the continued use of a vehicle junkyard without providing the required six (6) foot screening fence.
- APPROVED 7/1**
- c. Request for a **VARIANCE** in a "K" Heavy Industrial District to permit the continued use of a vehicle junkyard for being adjacent to a residential district.

**APPROVED 7/1**

2. BAC-12-001                      Timberland Town Center, LP by Charlie Meyer                      CD2  
12584 North Beach St.
- a. Request a **VARIANCE** in a "PD-855 (E)" Planned Development District to permit the construction of a new building providing approximately eighty five (85) parking spaces where a minimum of one hundred and forty seven (147) parking spaces are required, deficient by approximately sixty two (62) parking spaces.

**CONTINUED TO FEBRUARY 1, 2012 8/0**



3. BAC-12-002

National Multicultural Western Heritage by Chip Harden  
3534 E. Berry St.

CD5

- a. Request a **SPECIAL EXCEPTION** in a "A-5" One-Family District to permit the installation of a five (5) foot wrought iron fence within the required front yard setback.

**APPROVED 8/0**

- b. Request a **VARIANCE** in a "A-5" One-Family District to permit the installation of a six (6) foot wrought iron fence where a maximum of five (5) foot fence is allowed, excessive by one (1) foot in height within the required front yard setback.

**APPROVED 8/0**

4. BAC-12-003

Eagle Mountain – Saginaw ISD by Willow Creek Signs  
5201 Educators Way & 5501 Marine Creek Pkwy.

CD7

- a. Request a **SPECIAL EXCEPTION** in a "CF" Community Facilities District to permit the installation of two (2) electronic changeable copy signs on monument signs along Educators Way and one (1) electronic changeable copy sign on monument sign along Marine Creek Pkwy respectively. **STIPULATING ILLUMINATION BE FROM 6:00 A.M. TO 9:00 P.M. AND ELECTRONIC CHANGEABLE COPY SIGN MESSAGE CHANGE ONCE EVERY TEN (10) MINUTES.**

**APPROVED 7/0/1**

- b. Request a **VARIANCE** in a "CF" Community Facilities District to permit the installation of an illuminated monument sign adjacent to a Two-Family District along Marine Creek Pkwy. **STIPULATING ILLUMINATION BE FROM 6:00 A.M. TO 9:00 P.M. AND ELECTRONIC CHANGEABLE COPY SIGN MESSAGE CHANGE ONCE EVERY TEN (10) MINUTES.**

**APPROVED 7/0/1**

5. BAC-12-004

Eagle Mountain – Saginaw ISD by Willow Creek Signs  
6129 Texas Shiner Dr.

CD7

- a. Request a **SPECIAL EXCEPTION** in a "CF" Community Facilities District to permit the installation of an electronic changeable copy sign on a monument sign. **STIPULATING ILLUMINATION BE FROM 6:00 A.M. TO 9:00 P.M. AND ELECTRONIC CHANGEABLE COPY SIGN MESSAGE CHANGE ONCE EVERY TEN (10) MINUTES.**

**APPROVED 7/0/1**

- b. Request a **VARIANCE** in a "CF" Community Facilities District to permit the installation of an illuminated monument sign adjacent to a One-Family District along Texas Shiner Dr. **STIPULATING ILLUMINATION BE FROM 6:00 A.M. TO 9:00 P.M. AND ELECTRONIC CHANGEABLE COPY SIGN MESSAGE CHANGE ONCE EVERY TEN (10) MINUTES.**

**APPROVED 7/0/1**



6. BAC-12-005

White Settlement ISD by Identity Management  
1025 W. Loop 820 North

CD7

- a. Request a **SPECIAL EXCEPTION** in a “G” Intensive Commercial District to permit the installation of an electronic changeable copy sign on a freeway sign.

**APPROVED 7/1**

- b. Request a **VARIANCE** in a “G” Intensive Commercial District to permit the installation of an illuminated freeway sign providing approximately one hundred and eighty two (182) square feet where a maximum of one hundred and twenty (120) square feet is allowed, excessive by sixty two (62) square feet.

**APPROVED 7/1**

7. BAC-12-006

Antigua Properties L.P by Antigua Village Apts.  
5320 E. Rosedale St.

CD5

- a. Request a **VARIANCE** in a “E” Neighborhood Commercial District to permit the installation of monument sign encroaching approximately eighteen (18) feet into the required twenty (20) feet front yard setback, creating an approximate two (2) foot front yard setback. **STIPULATING TIED TO EXHIBIT ON HEARING SCREEN.**

**APPROVED 8/0**

8. BAC-12-007

Rogue Rios  
2111 N. Main St.

CD2

- a. Request a **VARIANCE** in an “MU-1” Low Intensity Mixed-Use District to permit the installation of a six (6) foot wooden fence where a maximum of four (4) feet high fence is allowed, excessive by two (2) feet in height along North Main St. **STIPULATING ALL FENCE BE WROUGHT IRON FROM FRONT BUILDING FAÇADE AND NOT TO EXCEED SIX (6) FEET IN HEIGHT.**

**APPROVED 8/0**

9. BAC-12-008

Tots and Tykes Pediatric Properties  
1500 Ederville Rd. S

CD8

- a. Request a **VARIANCE** in a “ER” Neighborhood Commercial Restricted District to permit the installation of three attached illuminated signs on three building elevations where none is allowed.

**APPROVED 8/0**



\*10. BAC-12-009

Mary Sotelo by David Fisher  
1301 E. Bluff St.

CD9

- a. Request a **VARIANCE** in a "G" Intensive Commercial District to permit the construction of a building addition encroaching approximately fifteen (15) feet into the required twenty (20) foot front yard setback, creating approximately five (5) foot front yard setback along Hampton St.

**CASE NOT HEARD DUE TO NOTICING ERROR**

- b. Request a **VARIANCE** in a "G" Intensive Commercial District to permit the construction of a building addition encroaching approximately thirty five (35) feet into the required forty (40) foot supplemental building setback, creating approximately five (5) foot supplemental building setback along north side of the property line.

**CASE NOT HEARD DUE TO NOTICING ERROR**

- c. Request a **VARIANCE** in a "G" Intensive Commercial District to permit the construction of a building addition without providing the required five (5) foot bufferyard along north side of the property line.

**CASE NOT HEARD DUE TO NOTICING ERROR**

- d. Request a **VARIANCE** in a "G" Intensive Commercial District to permit the construction of a building addition without providing the required landscaping and irrigation in the five (5) foot bufferyard along north side of the property line.

**CASE NOT HEARD DUE TO NOTICING ERROR**

**ADJOURNMENT: 12:21 P.M.**

**ASSISTANCE AT THE PUBLIC MEETINGS:**

The Fort Worth City Hall and Council Chambers are wheelchair accessible. Access to the building and special parking are available on the south side of the City Hall building to the south of Texas Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers or large print, are requested to call 817-392-7844, FAX 817-392-7985, or call TDD 1-800-RELAY-TX at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

**Executive Session:**

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.